

PRELIMINARY ACTION AGENDA
LAKE FOREST
REDEVELOPMENT AGENCY
Regular Meeting of the Redevelopment Agency
May 4, 2010

Lake Forest City Hall
25550 Commercentre Drive
Council Chambers
Lake Forest, California 92630

PRELIMINARY ACTION AGENDA: The listed Action represents a brief synopsis of the Agency action. The Agency Minutes, when approved, stand as the official record of the meeting. This Preliminary Action Agenda is provided as quick reference only and is NOT intended to serve as any form of the official record and should not be relied upon in making important decisions. Before making important decisions, you should review the approved minutes.

CALL TO ORDER: 5:30 p.m.

ROLL CALL:	Agency Members:	Kathryn McCullough Marcia Rudolph Mark Tetterer
	Vice Chair:	Richard T. Dixon
	Chair:	Peter Herzog
	Executive Director:	Robert C. Dunek
	Legal Counsel:	Scott C. Smith
	Agency Secretary:	Stephanie D. Smith

CLOSED SESSION (F: 16.3) 5:30 p.m.

1. CONFERENCE WITH REAL PROPERTY NEGOTIATORS
Pursuant to Government Code Section 54956.8
Property: APN # 617-501-04
Agency Negotiators: Executive Director and Agency Counsel
Negotiating Parties: Property - George Holdings Lake Forest, LLC
Under Negotiation: Price and Terms of Payment for Landscape
Construction and Maintenance

ACTION: Conducted Closed Session.

Agency Counsel Smith stated there was no reportable action.

RECESS: The Redevelopment Agency recessed at 7:03 p.m. for the purpose of conducting City Council business.

RECONVENE: The Redevelopment Agency reconvened at 7:18 p.m. with all Members present to continue Redevelopment Agency Business.

PUBLIC SESSION

7:18 p.m.

PRESENTATIONS:

2. CERTIFICATE OF APPRECIATION - CAFÉ' RIO MEXICAN GRILL DEVELOPMENT submitted by Deputy Executive Director. (F: 55.3)

ACTION: On motion by Agency Member Tettermer and second by Agency Member McCullough, the Redevelopment Agency authorized the Agency Chair to present a Certificate of Appreciation to Café Rio Mexican Grill and George Holdings Lake Forest LLC for the recently completed Café Rio project.

PUBLIC COMMENTS:

The public offered no comments.

CONSENT CALENDAR: (Item Nos. 3-8)

ACTION: On motion by Agency Member Tettermer and second by Vice Chair Dixon, the Redevelopment Agency approved Consent Calendar Item Nos. *3-5, & 8. MOTION UNANIMOUSLY CARRIED.

- *3. WAIVE READING OF ORDINANCES AND RESOLUTIONS submitted by Agency Secretary.

ACTION: Approved the reading by title of all Ordinances and Resolutions. Said Ordinances and Resolutions which appear on the public agenda shall be determined to have been read by title and further reading waived.

- *4. MINUTES OF THE REGULAR MEETING OF THE REDEVELOPMENT AGENCY HELD ON APRIL 6, 2010 submitted by Agency Secretary.

ACTION: Approved as submitted.

- *5. QUARTERLY FINANCIAL REPORT - DECEMBER 31, 2009 submitted by Director of Finance/Agency Treasurer. (F: A30.13)

ACTION: Received and filed.

- *8. CONFORMANCE REVIEW FOR PROPOSED IMPROVEMENTS TO A COMMERCIAL CENTER AT 22401-22491 EL TORO ROAD submitted by Deputy Executive Director. (F: A50.7I)

ACTION: Approved the Agency Conformance Evaluation Report and authorized the Executive Director or his designee to issue a Determination of Consistency with the Redevelopment Plan for Redevelopment Project R2010-0002 for site and exterior renovations to an existing shopping center located at 22401-22491 El Toro Road.

PULLED CONSENT CALENDAR ITEMS:

6. UPDATE REGARDING SUPPLEMENTAL EDUCATIONAL REVENUE AUGMENTATION FUND PAYMENT ("SERAF") submitted by Deputy Executive Director. (F: A50.7E)

Chair Herzog pulled this item for separate consideration.

CONSENSUS: Chair Herzog obtained consensus for sending a letter to the Auditor Controller, if the SERAF payment was required to be sent, stating the Agency was submitting the payment under protest, the Agency viewed the payment as the unlawful taking of Agency assets, and that the Agency expects to recover the payment in the future, with a copy of the letter being forwarded to the Governor and other County legislators.

ACTION: On motion by Chair Herzog and second by Vice Chair Dixon, the Redevelopment Agency affirmed the City Council's previous decision to fund the Supplemental Educational Revenue Augmentation Fund ("SERAF") payment, totaling \$1,209,535, by deferring the FY2009-2010 Housing Fund Deposit (\$990,152) and using unencumbered non-housing funds to fund the remaining balance (\$248,786). MOTION UNANIMOUSLY CARRIED.

7. PURCHASE AND DEVELOPMENT PROPOSALS FOR THE CITY AND AGENCY PROPERTY submitted by Deputy Executive Director. (F: A30.21C)

Chair Herzog pulled this item for separate consideration.

ACTION: On motion by Chair Herzog and second by Agency Member McCullough, the Redevelopment Agency authorized staff to request

purchase and development proposals from the Janet R. Elerding Trust and English Congregation of Jehovah's Witnesses, Lake Forest, for the potential acquisition and development of the 2.67-acre property owned by the Lake Forest Redevelopment Agency and City of Lake Forest, and to bring the proposals back to the Redevelopment Agency for further consideration before formal negotiations of Owner Participation Agreements begin. MOTION UNANIMOUSLY CARRIED.

DISCUSSION/ACTION ITEMS:

There were no items scheduled for Discussion.

EXECUTIVE DIRECTOR'S REPORT:

Executive Director Dunek presented no comments.

AGENCY MEMBER COMMENTS:

Agency Members offered no comments.

CONTINUED CLOSED SESSION:

There was no Continued Closed Session.

ADJOURNMENT: 7:35 p.m.